



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Continued Public Hearing To Consider Appeal Of Planning Commissions' Decision On Century Meadows 4, Delmar Batch, Appellant (***Matter Withdrawn By Appellant***)

MEETING DATE: July 19, 2000


PREPARED BY: City Clerk

RECOMMENDED ACTION: None.

BACKGROUND INFORMATION: The City Attorney has received a letter (attached) from the appellant Mr. Delmar Batch formally withdrawing his appeal of the Planning Commission's decision on Century Meadows 4.

There is no action required by Council.

FUNDING: None.


Susan J. Blackston
City Clerk

SJB/JMP

APPROVED: 
H. Dixon Flynn -- City Manager

A. Frederic Baker
Post Office Box 1510
Lodi, CA 95241-1510
(209) 333-2881
Fax: (209) 333-2867

FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: (209) 333-6807

To: RANDALL A. HAYS, City Attorney
Of: City of Lodi
From: A. Fred Baker
Client/Matter: Delmar & Doris Batch – Century Meadows IV Planning Commission Appeal
Date: 7/12/2000 9:58:01 AM

DOCUMENTS	NUMBER OF PAGES*

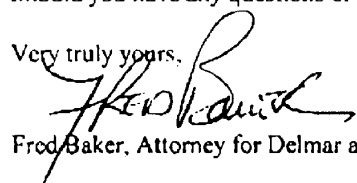
COMMENTS:

Dear Attorney Hays:

In accordance with our receipt of the signed Agreement regarding G Basin/DeBenedetti Park Expansion Acquisition, on behalf of Delmar and Doris Batch I am asking that the Appeal of the Planning Commission's Decision be withdrawn.

Should you have any questions or comments, please do not hesitate to call.

Very truly yours,



Fred Baker, Attorney for Delmar and Doris Batch

Original will follow.

cc: Delmar & Doris Batch

• NOT COUNTING COVER SHEET. IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (209) 333-2881.

CONFIDENTIAL

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To: RANDALL A. HAYS, City Attorney
Of: City of Lodi
From: A. Fred Baker
Client/Matter: Delmar & Doris Batch – Century Meadows IV Planning Commission Appeal
Date: 6/27/2000 3:05:25 PM

DOCUMENTS	NUMBER OF PAGES*

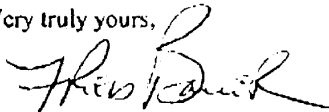
COMMENTS:

Dear Attorney Hays:

In accordance with our conversation this afternoon, on behalf of Delmar and Doris Batch I am asking that the Appeal of the Planning Commission's Decision set for the 1st meeting in July before the Lodi City Council be continued to the next City Council Meeting.

Should you have any questions or comments, please do not hesitate to call.

Very truly yours,



Fred Baker, Attorney for Delmar and Doris Batch

Original will follow.

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F-1

A. Frederic Baker
Post Office Box 1510
Lodi, CA 95241-1510
(209) 333-2881
Fax: (209) 333-2867

FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: (209) 333-6807

To: RANDALL A. HAYS, City Attorney
Of: City of Lodi
From: A. Fred Baker
Client/Matter: Delmar & Doris Batch – Century Meadows IV Planning Commission Appeal
Date: 6/20/2000 11:54:11 AM

DOCUMENTS	NUMBER OF PAGES*

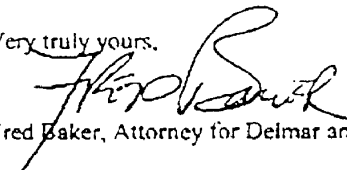
COMMENTS:

Dear Attorney Hays:

In accordance with our conversation this morning, on behalf of Delmar and Doris Batch I am asking that the Appeal of the Planning Commission's Decision set for tomorrow evening before the Lodi City Council be continued to the next City Council Meeting.

You indicated that the City Council would be considering the purchase of the Batch property tomorrow evening. We look forward to hearing of the result of the City Council's decision regarding that matter on Thursday. Should you have any questions or comments, please do not hesitate to call.

Very truly yours,


Fred Baker, Attorney for Delmar and Doris Batch

Original will follow.

* NOT COUNTING COVER SHEET. IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (209) 333-2881.

CONFIDENTIAL

7/5/00

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing for Appeal of Planning Commission Decision on Century Meadows 4

MEETING DATE: June 21, 2000

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Staff is recommending that the City Council deny an appeal that would have amended the Planning Commission's conditions of approval for Century Meadows IV, Tentative Subdivision Map No. 98S-003. Specifically, the appellant wants the City to reconsider its position that provisions for the proposed G-Basin (DeBenedetti Park) be addressed prior to any development occurring. Denial of the appeal will mean all of the conditions of approval for Century Meadows IV will remain intact.

BACKGROUND INFORMATION: The tentative subdivision map, approved by the Planning Commission in June of 1999 is located on the southwest corner of Century Boulevard and Mills Avenue. A proposed 29.85 acre subdivision containing 137 residential lots is permitted in the R-2, Single-Family zone. The minimum lot size in the R-2 zone is 5,000 square-feet with a lot width of at least 50 feet. Duplexes are allowed on corner lots provided the lot is a minimum of 6,000 square-feet with a lot width of 60 feet.

The average lot size in this proposed subdivision approximates 6,350 square-feet; however there are also 10 very large (10,000 square-feet or over) irregularly shaped cul-de-sac lots in the development.

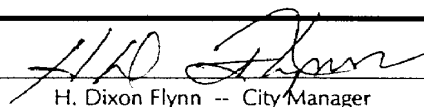
Planning Commission Action

On May 10, 2000, the Planning Commission denied the request from Delmar Batch to amend the conditions of approval for Century Meadows IV, a 49.05 acre development, located at 2360 West Century Boulevard. Specifically, the appellant was requesting that the Planning Commission delete or appropriately amend condition number 6.g.3, which reads as follows,

"The exact configuration of the G-Basin (DeBenedetti Park) expansion required by the City has not been determined at this time. An agreement needs to be negotiated between the owner and the City concerning the acquisition of the land needed to accommodate the G-Basin expansion before development is allowed to proceed."

ANALYSIS: **Appellant Concerns** - The project proponent states in his application that development plans are ready to be submitted to the City, but indicates that the provisions of condition 6.g.3 leaves the time uncertain if and when the City will stop the project. Staff's position is no different than it was at the time of approval; an agreement needs to be negotiated for the acquisition of land needed for G-Basin prior to development of Century Meadows IV.

APPROVED: _____


H. Dixon Flynn -- City Manager

Staff Response to Appellant Concerns

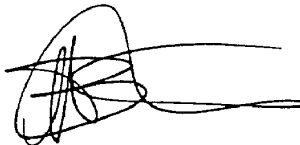
In order for the tentative map for Century Meadows IV to proceed as designed, all the conditions of approval need to remain intact. Therefore, City staff cannot recommend for the deletion or alteration of condition 6.g.3. Furthermore, the Public Works provided the following comment to the Commission for their consideration.

"The development plan and tentative map for this project were approved based on the assumption that the adjacent parcel to the west will be part of a basin/park complex and that no connecting streets will be required to accommodate adjacent development. If the negotiations between the owner and the City for acquisition of the adjacent parcel are unsuccessful, the current approved map is not acceptable. The condition is essential if the development is to proceed as currently designed, and should not be deleted or amended. If the City Council wishes to entertain an amendment, the developer should be required to submit a new development plan that incorporates the entire property."

Since the Planning Commission action, the property owner has submitted a Development Plan for the basin site. As it has just recently been submitted, it is too early to determine whether any issues exist with its design.

To reiterate, staff's position and recommendation to the City Council is that the City reject the appeal submitted by Delmar Batch and uphold the Planning Commission's decision on this matter.

FUNDING: There is no request for funding.

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam
Community Development Director

Prepared by Eric Veerkamp, Associate Planner

Attachments

DRAFT

MINUTES
LODI CITY PLANNING COMMISSION
CARNEGIE FORUM
305 WEST PINE STREET
LODI, CALIFORNIA

WEDNESDAY

May 10, 2000

7:00 P.M.

The Planning Commission met and was called to order by Chairman Mattheis.

Commissioners Present: Steven Crabtree, Randall Heinitz, Jonathan McGladdery, John Schmidt, and Tim Mattheis

ROLL CALL

Commissioners Absent: John Borelli and Craig Rasmussen

Others Present: Konradt Bartlam, Community Development Director, Stephen Schwabauer, Deputy City Attorney, Wally Sandlin, City Engineer, and Lisa Wagner, Department Secretary.

The minutes of March 22, 2000 were approved as mailed. The minutes of April 12, 2000 were approved as mailed with Mattheis and Heinitz abstaining from the vote.

MINUTES OF
MARCH 22, 2000
AND APRIL 12,
2000

PUBLIC HEARINGS

The request of Delmar Batch to amend Tentative Subdivision Map conditions for Century Meadows IV, located at 2360 West Century Boulevard. This item was presented to the Commission by Community Development Director Bartlam. He began by reminding the Commission that they had approved a tentative map, which created the subdivision for Century Meadows IV, a 50-acre subdivision, about a year ago. He then presented an overhead showing how the balance of the project would be laid out should the City not purchase the property from the developer for its G-Basin expansion (DeBenedetti Park). If the City does not pursue the acquisition, the developer has plans to subdivide the G-Basin property. Staff claimed that if the City's acquisition of the property is unsuccessful, the current development plan was not acceptable. The reason for the proposed amendment was the time constraints put on the property with the existing condition that an agreement between the owner and City be decided before the development is allowed to proceed. The City and the developer cannot come to terms concerning the acquisition.

Commissioner Mattheis asked Community Development Director Bartlam to explain further why the newly configured section of the subdivision would not work if the City were not to acquire the property. Community Development Director Bartlam explained that lots 37-40 would have to be redesigned if a street were to go through at that location, thereby losing 1 to 2 lots. Community Development Director Bartlam further stated that the DeBennetti Park is part of the City's Master Storm Drain Program. The City uses the large park properties for drainage in storm conditions to detain water, allow percolation to occur, and slowly pump it out into the WID canal. A portion of the property will be used for storm drainage and the other portion will act as

a neighborhood park to serve the residents in the surrounding area. If the property is not built as a storm drainage basin, the existing basin will need to be 18 feet deeper, and the neighborhood would lose a park.

Commissioner Heinitz asked the where existing basin was located. Community Development Director Bartlam stated it was west of the property. He further noted that DeBennetti Park had been in the Park Master Plan for years as being developed as a major lighted athletic field. If the property were to develop as an 18-foot deep storm drainage basin, it would be a fenced hole in the ground. Commissioner Heinitz asked what the depths of other storm drainage parks were within the City. Steve Pechin, Baumbach & Piazza responded that the other basins throughout the City were 11 to 12 feet deep.

Commissioner Schmidt asked if the negotiations were still ongoing. Community Development Director Bartlam replied that the negotiations were ongoing and it was still the City's desire to purchase the property.

Commissioner Crabtree asked what size of storm drain was necessary to cover existing and proposed developments in the area. Community Development Director Bartlam replied that the basin would provide drainage for the southern quadrant of the City.

Commissioner Schmidt pointed out that if the condition is not satisfied regarding the City purchasing the property, then the tentative map could not be finalized with its current configuration.

Hearing Opened to the Public

Fred Baker, applicant representative. He requested that item 6.3.g be removed from the conditions of the tentative map to allow Unit 1 to move forward. He further stated that Unit 1 was configured to take in to consideration some large trees that are located within property. He is not opposed to park, which has been proposed for many years, and they had always expected that the City would want the park. In November 1999, the owner (Mr. Batch) entered into an agreement with Frontiers for the purchase of the property. In January 2000, Mr. Batch contacted the City to ask that negotiations be started right away. In order to proceed with the negotiations, the City requested that an appraisal be done to determine the value of the property. In April 2000 the City made an offer to purchase the property; however, it was 35% less than what a private party had offered. A new appraisal was requested at that time, and to date no appraisal has been received. They are willing to sell the City the property at fair market value.

Commissioner Mattheis asked why this matter was not handled sooner since the tentative map was approved in June 1999. Mr. Baker responded that in November 1999 they entered in to a contract with Frontiers and made contact with Public Works. He indicated that he would sell the property at fair market price to the City. When they met with Public Works Director Prima in December 1999, he stated that he was not able to negotiate at the time.

Commissioner Mattheis asked Mr. Baker why a revised tentative map had not been submitted and a new Development Plan redrawn. He further pointed out that if the City is not able to negotiate an agreement, then the subdivision would have to be rezoned and a new tentative map approved. Mr. Baker responded that he has always been "up front" with the City, he was not aware of a requirement for a new tentative map. He was only asked to prepare a development plan showing how that the park property would work. The lots are exactly the same size and the lot configurations would work.

Commissioner Schmidt asked if the first appraisal prepared was presented to Mr. Batch. Mr. Baker stated that he only received a letter along with a chart showing the comparable sales that were used by the appraiser. Commissioner Schmidt asked if Mr. Baker could wait for the second appraisal currently being prepared. Mr. Baker stated that if the City could give him a target date, he would be willing to wait. He further pointed out that Mr. Batch had already given the City a water well site and easements they needed for the surrounding property to develop.

Commissioner McGladdery asked for a history of the appraisals and how eminent domain would fit in to this property. Deputy City Attorney Schwabauer stated that the original offer was based on an appraisal done by a local appraiser. An offer was made and it was rejected. The City then asked for a second appraisal from a different appraiser, which is currently being done. He was hopeful that the City would receive the appraisal fairly soon. The City does have the authority to obtain property for park and storm drainage purposes through the eminent domain process.

Commissioner Heinitz asked Mr. Baker if he had solicited the other offer before or after rejecting the City's offer. Mr. Baker responded that Frontier Development had an appraisal for the 29 acres prepared should the City not purchase the park. Earlier, the City had indicated that they were unsure whether they needed the park or not. He has other offers for the property, but with the City's uncertainty of purchasing the property, the development of the subdivision has been put on hold. Mr. Baker would rather sell the property to the City. He asked that they be allowed to build Phase 1 now and settle the purchase of the other land at a later date.

Steve Pechin, Baumbach & Piazza, 323 W. Elm Street. He noted that the northeast portion of the property is known as Phase 1 with 71 single-family lots. He felt that the 71 lots could be built without any impact to the basin. The reason for the irregular configuration is due to trying to save trees. He is prepared to come in with another development plan and request a new tentative map for the northern and southerly parcels. He stated that other parks purchased by City were consistent in pricing.

Commissioner Heinitz asked whether the original tentative map that was approved showed the subdivision being developed in phases. Mr. Pechin stated that the tentative map was approved as one unit, but it could be also be modified into phases.

Commissioner Crabtree suggested that if the condition were removed from Phase 1, and retained as a condition for Phase 2, that might resolve the issue

Hearing Closed to the Public

Deputy City Attorney Schwabauer reviewed the Frontier's purchase contract and noted that it stated the purchase would not be settled until after April 1, 2000. He further noted that the Engineering Department had not received any improvement plans or final map that would indicate the developer was in a hurry to get the plans approved so that they could build this season.

Commissioner Crabtree felt that a reasonable compromise would be to remove the condition from the property identified as Phase 1 and retain the condition with respect to the remaining portion of property.

Commissioner Mattheis asked what would happen if only Phase 1 was to be built and the other phase never developed. Community Development Director Bartlam responded that the revised plan would not work as submitted. He wanted to deal with the problem directly. The City does not have the ability to revise the map unilaterally, therefore, we had no guarantee as to how the balance of the project would develop.

The Planning Commission on motion of Commissioner Schmidt, Heinritz second, denied the request to amend Tentative Subdivision Map conditions for Century Meadows IV, located at 2360 West Century Boulevard by the following vote:

AYES: Commissioners: Heinritz, Schmidt, and Mattheis

NOES: Commissioners: Crabtree and McGladdery

ABSENT: Commissioners: Borelli and Rasmussen

ABSTAIN: Commissioners

PLANNING MATTERS

The Planning Commission Effectiveness Survey was continued until the next meeting.

ACTIONS OF CITY COUNCIL

Community Development Director Bartlam informed the Commission that at the last City Council meeting the Council did adopt the Planning Commission's recommendation regarding the rezoning of properties located on the northeast section of town relative to the Mondavi Annexation. They also initiated the annexation with an application to the LAFCO.

ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Community Development Director Bartlam stated that Fire Station No. 4, located along Lower Sacramento Road, was approved. Also approved was the Downtown Parking Structure located on Sacramento Street, which will be a 3-level, 342 parking stall structure with retail space available on the first level.

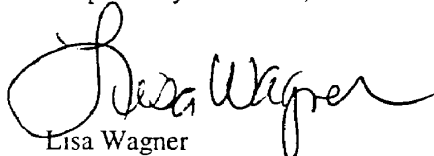
COMMENTS BY THE PUBLIC

Community Development Director Bartlam shared that City staff was currently reviewing a draft of the zoning ordinance. He then introduced the new City Engineer, Wally Sandlin and the new Deputy City Attorney, Stephen Schwabauer.

ADJOURNMENT

As there was no further business to be brought before the Planning Commission, Chairman Mattheis adjourned the session at 8:20 p.m.

Respectfully submitted,



Lisa Wagner
Secretary



MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission
From: Community Development Department
Date: May 10, 2000
Subject: Request of Delmar Batch to amend Tentative Subdivision Map conditions for Century Meadows IV, located at 2360 West Century Boulevard.

SUMMARY

The request from Delmar Batch is to amend the conditions of approval for Century Meadows IV, a 49.05 acre development, located at 2360 West Century Boulevard. Mr. Batch is requesting that the Planning Commission delete or appropriately amend condition number 6.g.3, which reads as follows,

"The exact configuration of the G-Basin expansion required by the City has not been determined at this time. An agreement needs to be negotiated between the owner and the City concerning the acquisition of the land needed to accommodate the G-Basin expansion before development is allowed to proceed."

BACKGROUND

In June 1999, the Planning Commission approved a Tentative Map for Century Meadows IV. Century Meadows IV contains a 29.85 acre R-2 Single Family subdivision with 137 single family lots as well as 19.2 acres for the future DeBenedeti Basin/Park and neighborhood park. The minimum lot size in the R-2 zone is 5,000 square-feet with a lot width of at least 50 feet. Duplexes are allowed on corner lots provided the lot is a minimum of 6,000 square-feet with a lot width of 60 feet.

ANALYSIS

The project proponent states in his application that development plans are ready to be submitted to the City, but indicates that the provisions of condition 6.g.3 leaves the time uncertain if and when the City will stop the project. Staff's position is no different than it was at the time of approval; an agreement needs to be negotiated for the acquisition of land needed for G-Basin prior to development of any residential. In order for the tentative map for Century Meadows IV to proceed as designed, all the conditions of approval need to remain intact. Therefore, staff cannot recommend for the deletion or alteration of condition 6.g.3. Furthermore, the Public Works Department has the following comment in response to the request.

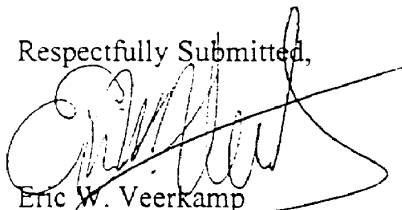
"The development plan and tentative map for this project were approved based on the assumption that the adjacent parcel to the west will be part of a basin/park complex and that no connecting streets will be required to accommodate adjacent development. If the negotiations between the owner and the City for acquisition of the adjacent parcel are unsuccessful, the current development plan is not acceptable. The condition is essential if the development is to

proceed as currently designed, and should not be deleted or amended. If the Commission wishes to entertain an amendment, the developer should be required to submit a new development plan that provides access for the entire property.”

RECOMMENDATION

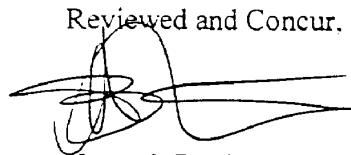
Staff recommends that the Planning Commission deny the request of Delmar Batch to amend Tentative Subdivision Map conditions for Century Meadows IV, located at 2360 West Century Boulevard.

Respectfully Submitted,



Eric W. Veerkamp
Associate Planner

Reviewed and Concur.



Konradt Bartlam
Community Development Director

II

LOC. CALIFORNIA 95212

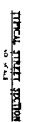
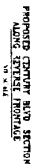
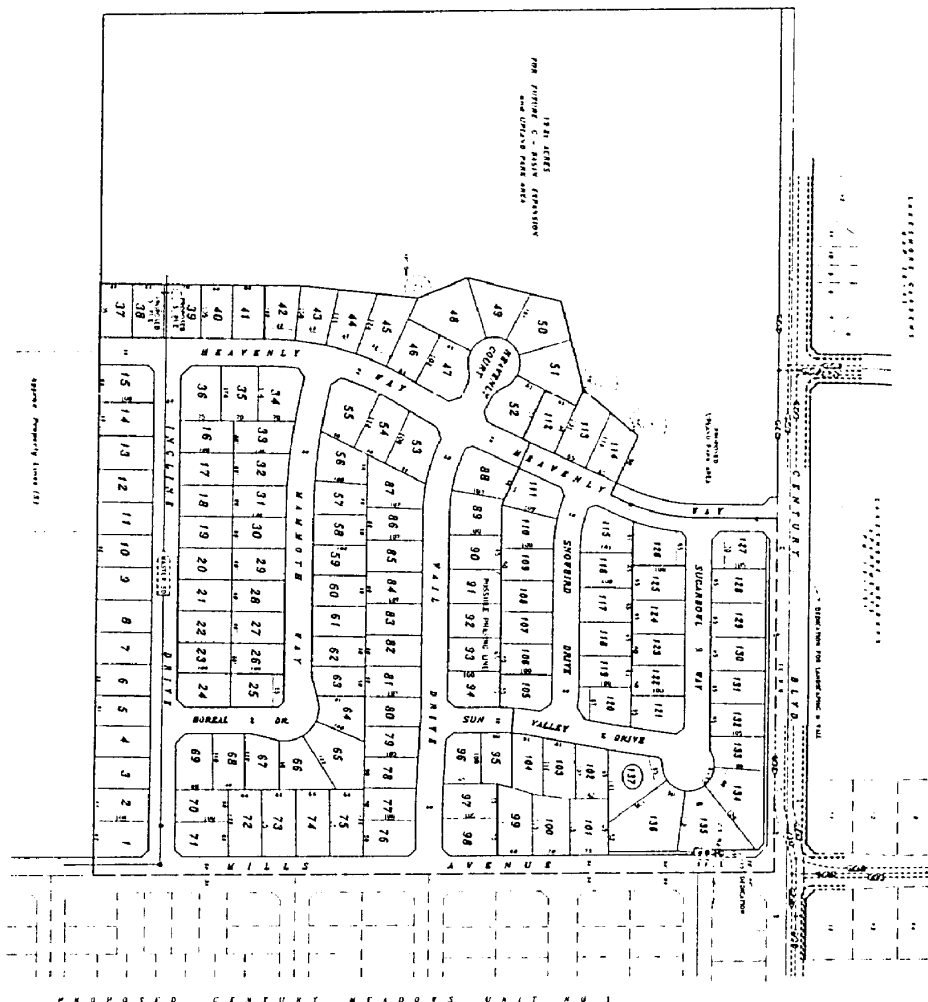

4. PROPOSED ALTERNATE STREET NAME IS UNUSUAL WAY

TRACT NO. 2573

CALL FOR US: 814

(203) 364

12031 368

[illegible]

BRUNBACH & PIAZZA, INC.
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
(202) 638-1100

REVISED
VESTING TENTATIVE MAP
CENTURY MEADOWS FOUR

6-995



*Please immediately confirm receipt
of this fax by calling 333-6702*

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: SET PUBLIC HEARING FOR JUNE 21, 2000 IN ORDER TO CONSIDER AN
APPEAL OF THE PLANNING COMMISSION'S DECISION ON CENTURY
MEADOWS 4, DELMAR BATCH, APPELLANT.

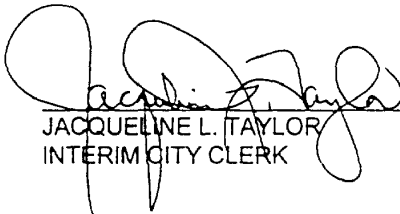
PUBLISH DATES: SATURDAY, JUNE 10, 2000

TEAR SHEETS WANTED: ONE

SEND AFFIDAVIT AND BILL TO: CITY CLERK, CITY OF LODI
P.O. Box 3006
Lodi, CA 95241-1910

DATED: JUNE 8, 2000

ORDERED BY:


JACQUELINE L. TAYLOR
INTERIM CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

Faxed to the Sentinel at 369-1084 at _____(time) on _____(date) _____(pages)			
Sharon _____	Phoned to confirm receipt of all pages at _____(time)	_____Jac	_____Jen (initials)



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: June 21, 2000

Time: 7:00 p.m.

For information regarding this notice please contact:

Jacqueline L. Taylor
Interim City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

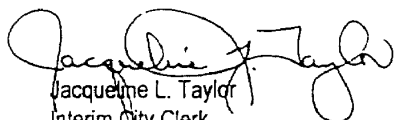
NOTICE IS HEREBY GIVEN that on Wednesday, June 21, 2000 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) an appeal of the Planning Commission's decision on Century Meadows 4, Delmar Batch, appellant.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

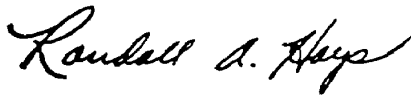
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jacqueline L. Taylor
Interim City Clerk

Dated: June 7, 2000

Approved as to form:


Randall A. Hays
City Attorney



DECLARATION OF MAILING

Set A Public Hearing For June 21, 2000 To Consider Appeal of Planning Commission's decision on Century Meadows 4, Delmar Batch, appellant.

On June 8, 2000 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

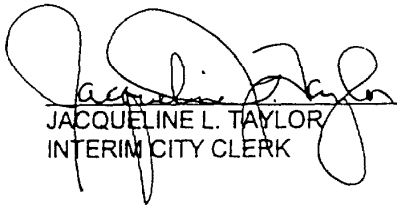
I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 8, 2000, at Lodi, California.

ORDERED BY:

CITY CLERK, CITY OF LODI

ORDERED BY:


JACQUELINE L. TAYLOR
INTERIM CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

APN;OWNER;ADDRESS;CITY;STATE;ZIP

1. 05836002;LINDROTH, DENNIS & R ETAL;2205 MANZANITA CT;LODI;CA;95242
2. 05842037;THOMPSON, PAUL F & A ANNE ;5151 LOS CERRITOS DR ;STOCKTON
;CA;95212
3. 05845025;SPALETTA, JASON G ;2317 PORTSMOUTH DR ;LODI ;CA;95242
4. 05841021;BURROWS, SEAN P & CAROL B ;1950 YORKTOWN DR ;LODI ;CA;95242
5. 05842013;GILLINGHAM, WILLIAM B ;1710 CORBIN LN ;LODI ;CA;95242
6. 05845022;BIANCHI, PATRICIA A ;PO BOX 696 ;GALT ;CA;95632
7. 05821023;LEE DEV PTP ETAL ;PO BOX 3116 ;SAN LEANDRO ;CA;94578
8. 05823001;LODI, CITY OF ;CITY HALL ;LODI ;CA;95240
9. 05823002;BATCH, DELMAR D & DORIS TR ;1817 W HARNEY LN ;LODI ;CA;95242
10. 05827009;PROPP, BURTON M ;1999 HARRISON ST STE 1650 ;OAKLAND ;CA;94612
11. 05833063;ELLIS, STEPHAN W ;1830 AMBER LEAF WAY ;LODI ;CA;95242
12. 05833064;VEASLEY, GLENN & AQUILLA ;1935 WINDING OAK ST ;LODI ;CA;95242
13. 05833065;BECKER, MARY LEE ;1929 WINDING OAK ST ;LODI ;CA;95242
14. 05833066;PARMAR, MOHAN & BALWANT ;1923 WINDING OAK ST ;LODI
;CA;95242
15. 05834001;LAKESHORE GARDENS PTP ;619 WILLOW GLEN DR ;LODI ;CA;95240
16. 05836003;GALAS, JOHN A & PAULINE TR ;2211 MANZANITA CT ;LODI ;CA;95242
17. 05836004;GABRIEL, C T & C M TRS ;2217 MANZANITA CT ;LODI ;CA;95242
18. 05836005;FESSLER, JERRY & DEBORAH ;2223 MANZANITA CT ;LODI ;CA;95242
19. 05836006;WEBER, JIM D & K TRS ;2229 MANZANITA CT ;LODI ;CA;95242
20. 05841001;MCDANIEL, DENNIS W & KRISTEN R;1981 YORKTOWN DR ;LODI
;CA;95242
21. 05841003;GEE, STEVEN B & DOROTHY A ;1967 YORKTOWN DR ;LODI ;CA;95242
22. 05841004;MUNSON, NEAL ;1959 YORKTOWN DR ;LODI ;CA;95242
23. 05841005;TUNSEN, CHERYL A ;1951 YORKTOWN DR ;LODI ;CA;95242
24. 05841002;MATHEWS, SUSAN J TR ;1973 YORKTOWN DR ;LODI ;CA;95242
25. 05841022;GOMEZ, DONALD B TR ;1958 YORKTOWN DR ;LODI ;CA;95242
26. 05842039;SIMPSON, CHRISTINE ETAL ;1969 JAMESTOWN DR ;LODI ;CA;95240
27. 05841023;WOLCOTT, DANNY A & KIMBERLY A ;1966 YORKTOWN DR ;LODI
;CA;95242
28. 05841024;SORIA, STEVEN M & MOLLY ;1972 YORKTOWN DR ;LODI ;CA;95242

29. 05841025;CHABAN, VALENTINE G & DEVON L ;1980 YORKTOWN DR ;LODI ;CA;95242
30. 05842001;WONG, OI NG & WAI FONG ;1967 NORFOLK DR ;LODI ;CA;95242
31. 05842002;HEINITZ, JEFFREY K ;1961 NORFOLK DR ;LODI ;CA;95242
32. 05842003;FERNANDEZ, L P & J C ;1955 NORFOLK DR ;LODI ;CA;95242
33. 05842004;HOLBERT, CAROL J ;1949 NORFOLK DR ;LODI ;CA;95242
34. 05842005;HOBBS, MATTHEW A & MARIE L ;1943 NORFOLK DR ;LODI ;CA;95242
35. 05845029;BIAGI, DAVID & LINDA ;2334 S MILLS AVE ;LODI ;CA;95242
36. 05842011;LENCI, DILIO J & BETTY J TR ;1942 NORFOLK DR ;LODI ;CA;95242
37. 05842012;WILLIAMS, LOYL T & LYNELLE J ;1948 NORFOLK DR ;LODI ;CA;95242
38. 05842014;LUKE, EVAN T & SANDRA D ;1960 NORFOLK DR ;LODI ;CA;95242
39. 05842015;NUNEZ, NICHOLAS & LISA ;1966 NORFOLK DR ;LODI ;CA;95242
40. 05842017;PUERTA, JULIO E & CHRISTY L TR;1959 PROVIDENCE WAY ;LODI ;CA;95242
41. 05842018;CROWE, JAMES R JR & CHRISTINA ;1953 PROVIDENCE WAY ;LODI ;CA;95242
42. 05842019;ENGLAND, BRENT P & LARA M ;1947 PROVIDENCE WAY ;LODI ;CA;95242
43. 05842020;GUTIERREZ, DAVID O ETAL ;33 S CRESENT ;LODI ;CA;95240
44. 05842034;MOMMSEN, RENEE ;1946 PROVIDENCE WAY ;LODI ;CA;95242
45. 05842035;OLIVO, PAUL R & APRIL M ;1952 PROVIDENCE WAY ;LODI ;CA;95242
46. 05814019;LAKESHORE MEADOWS GROUP ;619 WILLOW GLEN DR ;LODI ;CA;95240
47. 05842036;BOWMAN, MARK C & KIMBERLEY J ;1958 PROVIDENCE WAY ;LODI ;CA;95242
48. 05842038;CARMICHAEL, DAVID W & J M ;1970 PROVIDENCE ;LODI ;CA;95242
49. 05842040;THOMPSON, DOUGLAS R & CARMEN M;1963 JAMESTOWN DR ;LODI ;CA;95242
50. 05842041;BALASA, FLORENCE T ;1957 JAMESTOWN DR ;LODI ;CA;95242
51. 05842042;ELHARD, THOMAS A & REGINA A ;1951 JAMESTOWN DR ;LODI ;CA;95242
52. 05842043;DURHAM, JUDY ;1945 JAMESTOWN DR ;LODI ;CA;95242
53. 05842046;SPROULL, ALAN L SR & JUDITH L ;2311 PORTSMOUTH DR ;LODI ;CA;95242

54. 05842047;RUIZ, STEPHEN D & JOLIE M ;1968 JAMESTOWN DRIVE ;LODI ;CA;95242
55. 05842048;BAUMGARTNER, MARY JO ;1974 JAMESTOWN DR ;LODI ;CA;95242
56. 05842016;ROBERTS, FILOMENA S ;1965 PROVIDENCE WAY ;LODI ;CA;95242
57. 05845023;VILLATA, FRANK J & ONNA LEE ;2329 PORTMOUTH DR ;LODI
;CA;95242
58. 05845024;RODRIGUEZ, RUBEN A ;2323 PORTSMOUTH DR ;LODI ;CA;95242
59. 05845026;MEURRIER, RON & MICHELLE ;2316 MILLS AVE ;LODI ;CA;95242
60. 05845027;DIXON, HISAE ;2322 S MILLS AVE ;LODI ;CA;95242
61. 05845028;GUERRERO, TINA M ;2328 MILLS AVE ;LODI ;CA;95242